

Cattaraugus County

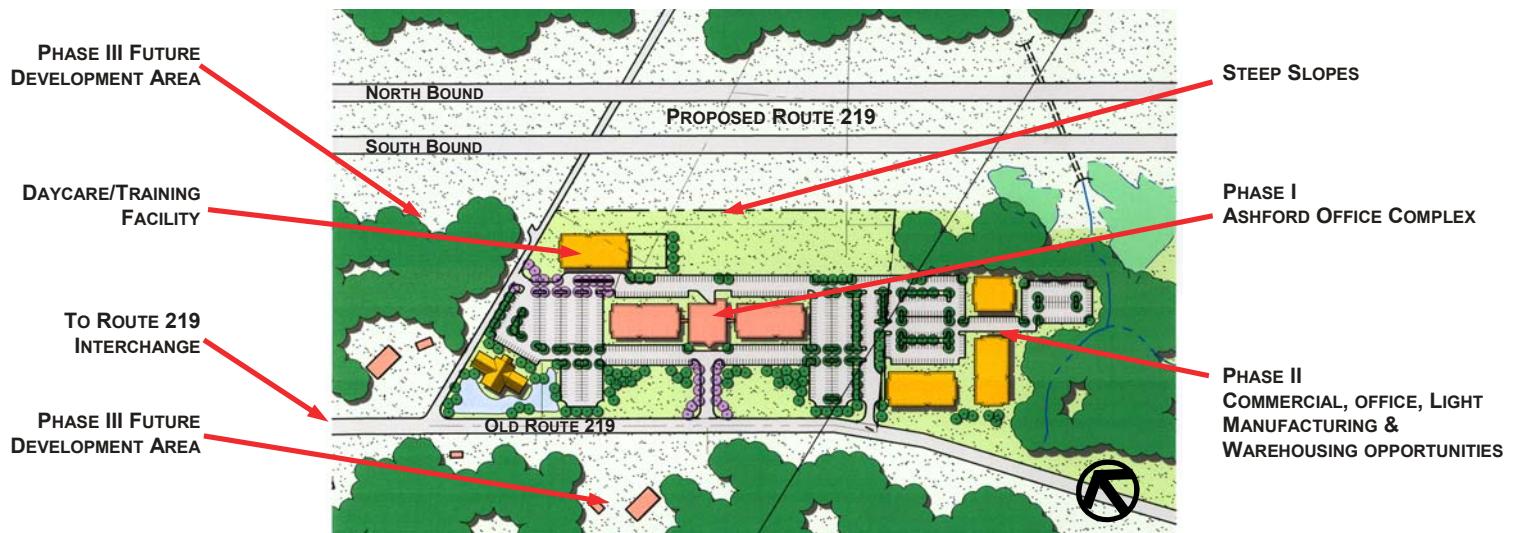
Route 219 - International Trade Corridor

Ashford Business and Education Park - Ashford, New York

DEVELOPMENT OPPORTUNITIES

Cattaraugus County and the Town of Ashford invite developer and investor interest in the development of the next phase of the Ashford Office Complex on Route 219. This phase of the business park will offer added space to nearby West Valley Nuclear Services, Inc. while introducing new training and office

facilities for existing and relocating businesses. The proposed construction of a Route 219 freeway will greatly decrease travel times and bring Ashford and West Valley closer to the Buffalo and Toronto metropolitan areas.



PROJECT ELEMENTS

The Ashford Business and Education Park capitalizes on existing investment in the Ashford Office Complex, uses nuclear technology to provide a focus for marketing efforts, seeks synergy between the "Ceramics Corridor" and the nuclear

materials technology, and provides for education and training facilities in this part of the County. Preliminary development concepts envision the following phased program:

Business Park Component	Phase I*	Phase II
Office	50,000 SF	
Commercial		25,000 SF
Training Facility		20,000 SF
Assembly/Light Industry		20,000 SF
Flex Office/Warehouse		20,000 SF
Business Incubator		20,000 SF
Day Care Facility		3,000 SF

*Existing Ashford Office Complex

The proposed Visitors Center for West Valley Nuclear Services would serve as a public information and education center regarding nuclear technology. Project sponsors could be the U.S. Department of Energy and N.Y.S. Energy Research and Development Authority. A local educational institution would

offer training programs to local companies and the general public. The business park element of the program provides for flexible office and warehouse space, while the day care facility builds upon an existing successful operation.

Cattaraugus County Department of Economic Development, Planning & Tourism

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Site Characteristics: It is estimated that approximately 20-acres of land would be required to support the full development program outlined. The Ashford Business and Education Park would utilize available sites adjacent to the existing Ashford Office Complex. Adding this development as a “second phase” of the existing complex will take advantage of investments in sewer and water systems.

Transportation: The proposed new Route 219 freeway would be a 4-lane divided highway between Springville and Salamanca. The proposed north-south high-speed ‘International Trade Corridor’, and its major crossroads with the Southern Tier Expressway (Interstate 86), would reduce travel time for trucks and passenger vehicles in all directions, including cross-border trips to Canada. This improved infrastructure would draw interstate travel both ways between Atlantic seaboard states and Canada, which is the largest volume trading partner



of the United States in the world. An interchange is proposed in the Town of Ashford, approximately one mile north of Ashford Hollow.

Ashford and West Valley Nuclear Services, Inc.: West Valley, in the Town of Ashford, is the site of one of the world’s most significant nuclear processing facilities, where nuclear waste products are effectively stabilized and transformed through technology. The existing Ashford Office Complex supports this facility by providing space for the U.S. Department of Energy, the N.Y.S. Energy Research and Development Authority (NYSERDA) and their contractors. NYSERDA manages the Western New York Nuclear Service Center located on 3,340 acres of State-owned land, approximately 30 miles southeast of Buffalo. As manager of the Center, NYSERDA represents New York State in the U.S. Department of Energy’s West Valley Project. Each agency

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Market Potential and Support: The economic implications of the proposed construction of the Route 219 freeway alternative are numerous, and extremely positive. Cattaraugus County, as the site of most of the Route 219 improvements, would experience the most immediate changes in accessibility and travel improvement, with associated increases in the development potential of sites in that area. The extension of the interstate-level expressway system would complete a critical regional and international transportation link that increases the region’s attractiveness as a gateway for the growing Canadian trade market, and supports important regional industries. Decreased travel time from markets in Buffalo and Toronto increases the viability of Ashford as a location for an industrial and professional office business park. NYSDOT estimates reduce travel time by 10 to 15 minutes under the freeway proposal.

The project would have several target markets, including the following:

- Visitors seeking a broader understanding of nuclear issues and processes, and specific review of the nuclear technology applied at West Valley;

- Corporations desiring a location with a high quality of life in a natural environment;
- Office tenants who have business with West Valley or its subcontractors;
- Small businesses seeking flexible office-warehouse space in the Route 219 corridor;
- Expanding companies presently located in metropolitan Buffalo.
- Educational institutions that seek to capitalize on nuclear technology and research while establishing a higher education presence in northern Cattaraugus County.

Community Support: The Ashford Business and Education Park project enjoys the wholehearted support of Cattaraugus County and the Town of Ashford. Local governments will be eager partners with developers and investors on all facets of site development and financing. The Town would like to see future commercial and industrial development focused in the area of the existing office complex to avoid the negative impacts of scattered developments.

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